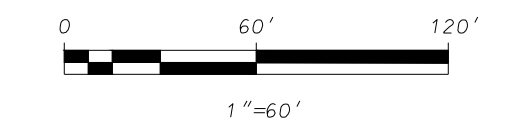


1000 OAKS REPLAT NO. 2

LOTS 13, 153-161, 253-281, OUTLOT 11 AND VARIOUS PUBLIC RIGHT-OF-WAYS DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO. _____, WITHIN FIRST ADDITION TO 1000 OAKS, LOCATED IN THE SW1/4 OF THE SW1/4 AND IN THE SE1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration



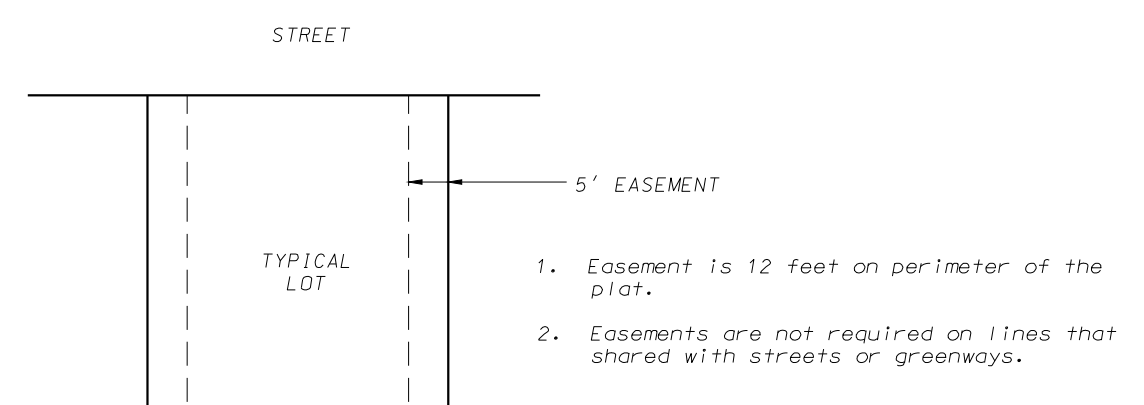
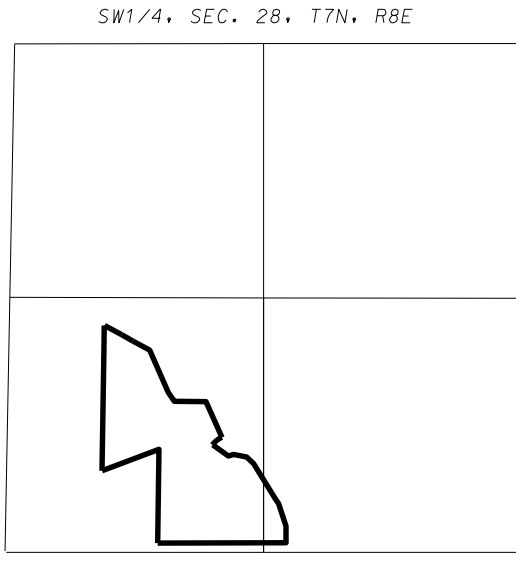
GRID NORTH
 WISCONSIN COUNTY COORDINATE SYSTEM
 DANE ZONE NAD83(1997)
 THE SOUTH LINE OF THE SW1/4 OF SECTION 28, T7N, R8E BEARS N89°51'06"E

LEGEND

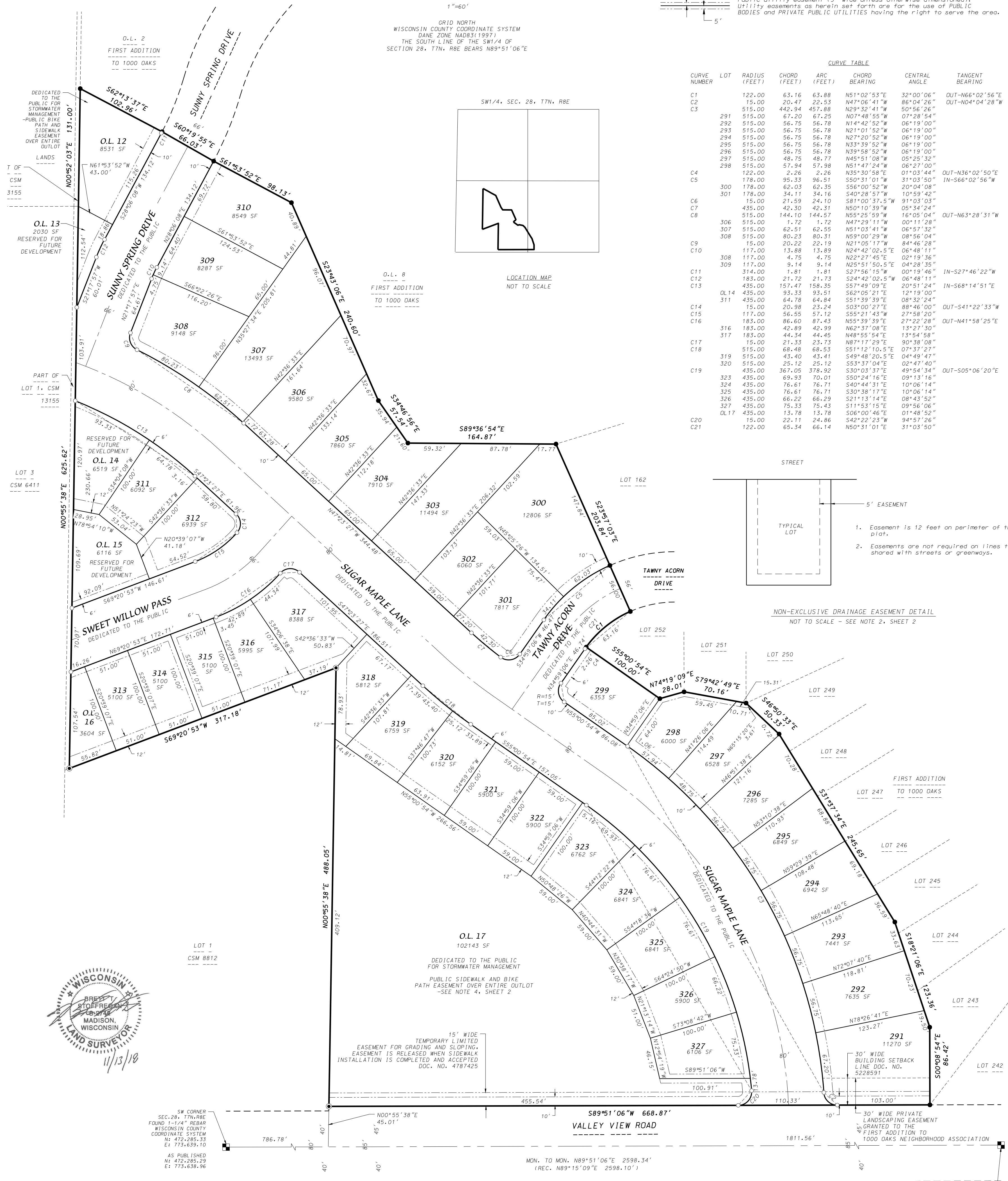
- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

CURVE TABLE

| CURVE NUMBER | LOT | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|--------------|--------|---------------|--------------|------------|---------------|---------------|-----------------|
| C1 | 122.00 | 63.16 | 63.88 | 63.88 | N51°02'53"E | 32°00'06" | OUT-N66°02'56"E |
| C2 | 15.00 | 20.47 | 22.53 | 22.53 | N47°06'41"W | 86°04'26" | OUT-N04°04'28"W |
| C3 | 515.00 | 442.94 | 457.88 | 457.88 | N29°32'41"W | 50°56'26" | |
| 291 | 515.00 | 67.20 | 67.25 | 67.25 | N07°48'55"W | 07°28'54" | |
| 292 | 515.00 | 56.75 | 56.78 | 56.78 | N14°42'52"W | 06°19'00" | |
| 293 | 515.00 | 56.75 | 56.78 | 56.78 | N21°01'52"W | 06°19'00" | |
| 294 | 515.00 | 56.75 | 56.78 | 56.78 | N27°20'52"W | 06°19'00" | |
| 295 | 515.00 | 56.75 | 56.78 | 56.78 | N33°39'52"W | 06°19'00" | |
| 296 | 515.00 | 56.75 | 56.78 | 56.78 | N39°58'52"W | 06°19'00" | |
| 297 | 515.00 | 48.75 | 48.77 | 48.77 | N45°51'08"W | 05°25'32" | |
| 298 | 515.00 | 57.94 | 57.98 | 57.98 | N51°47'24"W | 06°27'00" | |
| C4 | 122.00 | 2.26 | 2.26 | 2.26 | N35°30'58"E | 01°03'44" | OUT-N36°02'50"E |
| C5 | 178.00 | 95.33 | 96.51 | 96.51 | S50°31'01"W | 31°03'50" | IN-S66°02'56"W |
| 300 | 178.00 | 62.00 | 62.35 | 62.35 | S56°00'52"W | 20°04'08" | |
| 301 | 178.00 | 34.11 | 34.16 | 34.16 | S40°28'57"W | 10°59'42" | |
| C6 | 15.00 | 21.59 | 24.10 | 24.10 | S81°00'37.5"W | 91°03'03" | |
| C7 | 435.00 | 42.30 | 42.31 | 42.31 | N50°10'39"W | 05°34'24" | |
| C8 | 515.00 | 144.10 | 144.57 | 144.57 | N55°25'59"W | 16°05'04" | OUT-N63°28'31"W |
| 306 | 515.00 | 1.72 | 41.72 | 41.72 | N47°29'11"W | 00°11'28" | |
| 307 | 515.00 | 62.51 | 62.55 | 62.55 | N51°03'41"W | 06°57'32" | |
| 308 | 515.00 | 80.23 | 80.31 | 80.31 | N59°00'29"W | 08°56'04" | |
| C9 | 15.00 | 20.22 | 22.19 | 22.19 | N21°05'17"W | 84°46'28" | |
| C10 | 117.00 | 13.88 | 13.89 | 13.89 | N24°42'02.5"E | 06°48'11" | |
| 308 | 117.00 | 4.75 | 4.75 | 4.75 | N22°27'45"E | 02°19'36" | |
| 309 | 117.00 | 9.14 | 9.14 | 9.14 | N25°51'50.5"E | 04°28'35" | |
| C11 | 314.00 | 1.81 | 1.81 | 1.81 | S27°56'15"W | 00°19'46" | IN-S27°46'22"W |
| C12 | 183.00 | 21.72 | 21.73 | 21.73 | S24°42'02.5"E | 06°48'11" | |
| C13 | 435.00 | 157.47 | 158.35 | 158.35 | S57°49'09"E | 20°51'24" | IN-S68°14'51"E |
| OL14 | 435.00 | 93.33 | 93.51 | 93.51 | S62°05'21"E | 12°19'00" | |
| 311 | 435.00 | 64.78 | 64.84 | 64.84 | S51°39'39"E | 08°32'24" | |
| C14 | 15.00 | 20.98 | 23.24 | 23.24 | S03°00'27"E | 88°46'00" | OUT-S41°22'33"W |
| C15 | 117.00 | 56.56 | 57.12 | 57.12 | S55°21'43"W | 27°58'20" | |
| C16 | 183.00 | 86.60 | 87.43 | 87.43 | N55°39'39"E | 27°52'28" | OUT-N41°58'25"E |
| 316 | 183.00 | 42.89 | 42.99 | 42.99 | N62°37'08"E | 13°27'30" | |
| 317 | 183.00 | 44.34 | 44.45 | 44.45 | N48°55'54"E | 13°54'58" | |
| C17 | 15.00 | 21.33 | 23.73 | 23.73 | N87°17'29"E | 90°38'08" | |
| C18 | 515.00 | 68.48 | 68.53 | 68.53 | S51°12'10.5"E | 07°37'27" | |
| 319 | 515.00 | 43.40 | 43.41 | 43.41 | S49°48'20.5"E | 04°49'47" | |
| 320 | 515.00 | 25.12 | 25.12 | 25.12 | S53°37'04"E | 02°47'40" | |
| C19 | 435.00 | 367.05 | 378.92 | 378.92 | S30°03'37"E | 49°54'34" | OUT-S05°06'20"E |
| 323 | 435.00 | 69.93 | 70.01 | 70.01 | S50°24'16"E | 09°13'16" | |
| 324 | 435.00 | 76.61 | 76.71 | 76.71 | S40°44'31"E | 10°06'14" | |
| 325 | 435.00 | 76.61 | 76.71 | 76.71 | S30°38'17"E | 10°06'14" | |
| 326 | 435.00 | 66.22 | 66.29 | 66.29 | S21°13'14"E | 08°43'52" | |
| 327 | 435.00 | 75.33 | 75.43 | 75.43 | S11°53'15"E | 09°56'06" | |
| OL17 | 435.00 | 13.78 | 13.78 | 13.78 | S06°00'46"E | 01°48'52" | |
| C20 | 15.00 | 22.11 | 24.86 | 24.86 | S42°22'23"W | 94°57'26" | |
| C21 | 122.00 | 65.34 | 66.14 | 66.14 | N50°31'01"E | 31°03'50" | |



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
 NOT TO SCALE - SEE NOTE 2, SHEET 2



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

1000 OAKS REPLAT NO. 2

LOTS 13, 153-161, 253-281, OUTLOT 11 AND VARIOUS PUBLIC RIGHT-OF-WAYS DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO. _____, WITHIN FIRST ADDITION TO 1000 OAKS, LOCATED IN THE SW1/4 OF THE SW1/4 AND IN THE SE1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E CITY OF MADISON, DANE COUNTY WISCONSIN

NOTES

1. This Plat is subject to the following recorded instruments:

- A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332, 4879641, 5376979 and 5411904.
B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331, 4281332 and 5231817.
C. Declaration of Conditions, Covenants and Restrictions recorded as 5230987; modified by Doc. Nos. 5231815, 5340612, 5341407; amended by Doc. No. 5341408.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

4. Public Easement terms and conditions:

Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

OWNER'S CERTIFICATE

Jim & Sue Investment, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Jim & Sue Investment, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, Jim & Sue Investment, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

Jim & Sue Investment, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.5

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named Jim & Sue Investment, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "1000 Oaks Replat No. 2" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 13, 153-161, 253-281, Outlot 11, the entire right-of-ways of Sweet Willow Pass and Sugar Maple Lane and portions of the right-of-ways of Tawny Acorn Drive and Sunny Spring Drive, discontinued and vacated by the City of Madison RES-_____, recorded as Document Number _____ within First Addition 1000 Oaks, located in the SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 538,638 square feet (12.365 acres).

Dated this 13th day of November, 2018.


Brett T. Stoffregan, Professional Land Surveyor, S-2742



MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Natalie Erdman, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "1000 Oaks Replat No. 2" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2018, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2018.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2018 affecting the land included in "1000 Oaks Replat No. 2".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2018 on any of the lands included in the plat of "1000 Oaks Replat No. 2".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018 at _____ o'clock _____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:18-07-122

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

